

00560436/ME



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-18

vs.

JAMES R. WILLIAMS AND MICHELE C.
WILLIAMS, HUSBAND AND WIFE;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.;
COUNTRYWIDE MORTGAGE
VENTURES, LLC DBA TM MORTGAGE;
KATHLEEN JOHNSON; HIGHLANDS AT
WOODBROOK COMMUNITY
ORGANIZATION; OCCUPANTS OF THE
PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 15-2-15653-5 KNT

JUDGMENT RENDERED ON: 7/21/2017
ORDER OF SALE ISSUED: 8/23/2017
DATE OF LEVY: 9/14/2017

TO: JAMES R. WILLIAMS AND MICHELE C. WILLIAMS; COUNTRYWIDE MORTGAGE
VENTURES, LLC DBA TM MORTGAGE; KATHLEEN JOHNSON, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

28624 53RD AVENUE S AUBURN, WA 98001

LOT 11, THE HIGHLANDS AT WOODBROOK ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 228 OF PLATS, PAGE 35, RECORDS OF KING COUNTY,
WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
TPN 3304030110

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: November 3, 2017
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$868,544.62** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on JULY 3, 2018.**
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON JULY 3, 2018**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
ZIEVE, BRODNAX & STEELE, LLP
6100 219TH STREET
SUITE 480
MOUNTLAKE TERRACE, WA 98043
(206) 866-5345